

133.0

0002

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

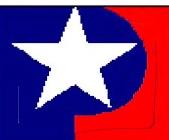
904,500 / 904,500

USE VALUE:

904,500 / 904,500

ASSESSED:

904,500 / 904,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TREMBLY GRAY C	
Owner 2:	
Owner 3:	

Street 1: 76 WRIGHT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	

Street 1:

Twn/City:

St/Prov: Cntry: Type:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 7,722 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2256 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7722		Sq. Ft.	Site		0	90.	0.84	10									586,494						586,500	

IN PROCESS APPRAISAL SUMMARY

Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104										7722.000		318,000				586,500		904,500						85366	
																								GIS Ref	
																								GIS Ref	
																								Insp Date	
																								12/01/17	

USER DEFINED

Prior Id # 1:	85366
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:40:13
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 133.0-0002-0001.0

!10355!

PRINT

Date Time

12/11/20 00:40:13

LAST REV

Date Time

11/02/18 13:47:52

apro

10355

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/8/2013	1035	Manual	25,000	C					7/13/2018	Left Notice	DGM	D Mann
									7/13/2018	Permit Visit	DGM	D Mann
									12/1/2017	MEAS&NOTICE	HS	Hanne S
									6/27/2017	Permit Visit	DGM	D Mann
									8/17/2016	Meas/Inspect	DGM	D Mann
									2/1/2016	External Ins	PC	PHIL C
									4/9/2014	External Ins	PC	PHIL C
									1/8/2014	Info Fm Prmt	EMK	Ellen K
									2/25/2009	Meas/Inspect	372	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average																				
Sty Ht:	2 - 2 Story			A Bath:	Rating:																						
(Liv) Units:	2	Total: 2			3/4 Bath:	Rating:																					
Foundation:	3 - BrickorStone			A 3QBth:	Rating:																						
Frame:	1 - Wood			1/2 Bath:	Rating:																						
Prime Wall:	1 - Wood Shingle			A HBth:	Rating:																						
Sec Wall:				OthrFix:	Rating:																						
Roof Struct:	2 - Hip			OTHER FEATURES																							
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average																				
Color:	RED			A Kits:	Rating:																						
View / Desir:				Frl:	1	Rating:	Average																				
GENERAL INFORMATION				WSFlue:	Rating:																						
Grade:	C - Average			CONDOS INFORMATION																							
Year Blt:	1925	Eff Yr Blt:			Location:																						
Alt LUC:				Total Units:																							
Jurisdct:				Floor:																							
Const Mod:				% Own:																							
Lump Sum Adj:				Name:																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN															
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:				No Unit	RMS	BRS	FL												
Prim Int Wall:	2 - Plaster			Functional:				Interior:				1	5	2													
Sec Int Wall:				Economic:				Additions:				1	5	2													
Partition:	T - Typical			Special:	NC - New Cons't	25.	%	Kitchen:																			
Prim Floors:	3 - Hardwood			Override:				Baths:																			
Sec Floors:				Total:	48.25 %			Plumbing:																			
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:																			
Subfloor:				Basic \$ / SQ:	170.00			Heating:																			
Bsmnt Gar:				Size Adj.:	1.11542547			General:																			
Electric:	3 - Typical			Const Adj.:	1.00989902			COMPARABLE SALES																			
Insulation:	2 - Typical			Adj \$ / SQ:	191.499			Rate	Parcel ID	Typ	Date	Sale Price															
Int vs Ext:	S			Other Features:	109000																						
Heat Fuel:	2 - Gas			Grade Factor:	1.00																						
Heat Type:	4 - Radiant H/W			NBHD Inf:	1.00000000																						
# Heat Sys:	2				NBHD Mod:																						
% Heated:	100				LUC Factor:	1.00																					
Solar HW:	NO				Adj Total:	614514																					
% Com Wall:				Depreciation:	296503			Juris. Factor:				Before Depr:	191.50														
				Deprecated Total:	318011			Special Features:	0			Val/Su Net:	88.33														
								Final Total:	318000			Val/Su SzAd:	140.96														
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 133.0-0002-0001.0												IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
More: N	Total Yard Items:				Total Special Features:				Total:													AssessPro Patriot Properties, Inc					